

Midtown Zoning Review

A component of “**Ready, Set, Midtown**”
The Yonge-Eglinton Secondary Plan Implementation Initiatives
October 27, 2021



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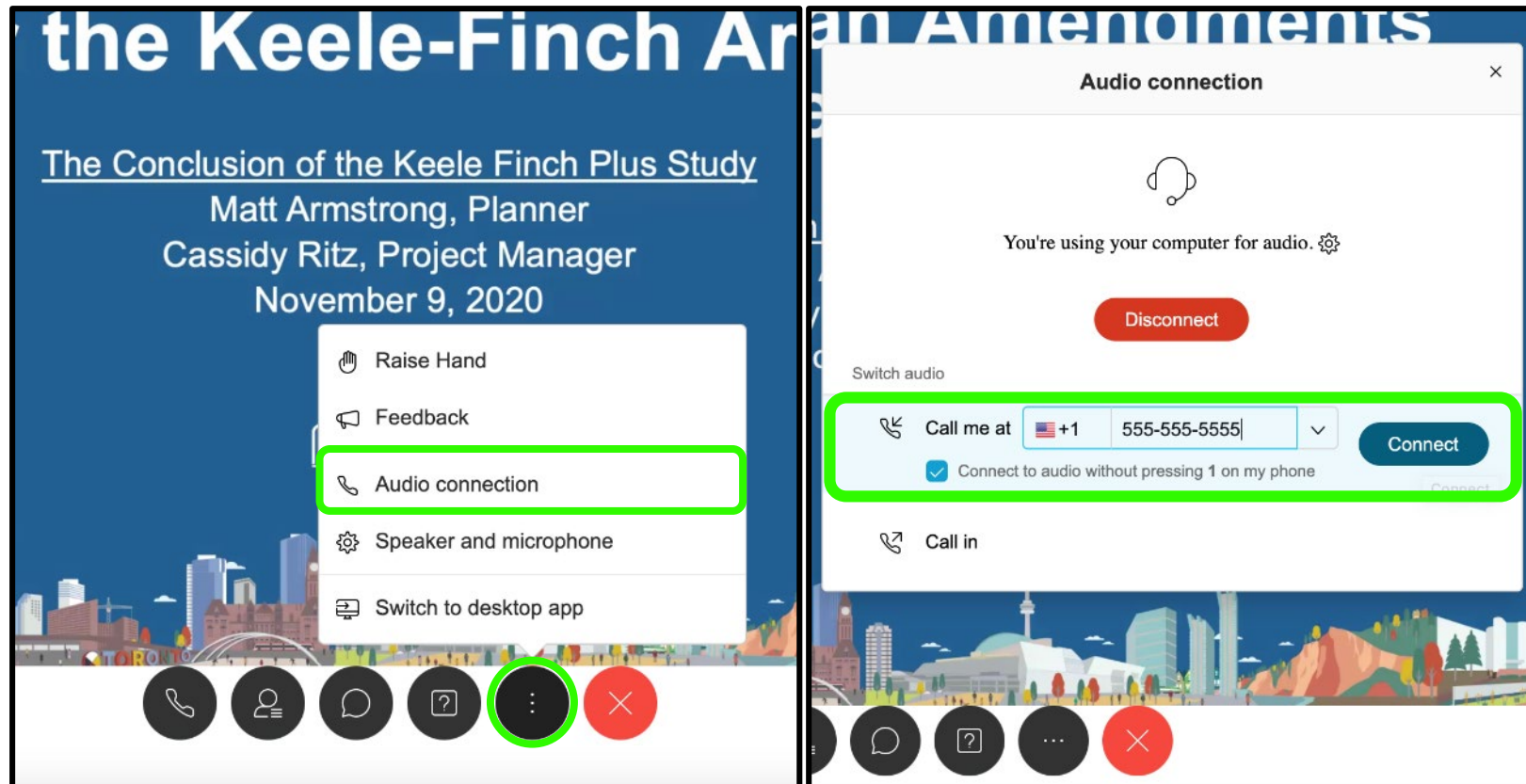
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The meeting host is currently speaking.

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Introductions

- Matt Armstrong, Senior Planner, City Planning, City of Toronto
- Melanie Melnyk, Project Manager, City Planning, City of Toronto

Note that there are also other City of Toronto City Planning Staff here to listen to your comments and respond to any questions as needed

What will happen at this meeting?

- City Staff will provide an overview of project, including timelines
- City Staff will present the zoning framework for discussion
- The public will have an opportunity to ask questions or make comments

How long will the meeting be?

- City Staff want to make sure to cover all the basics of the project. Presentations are anticipated to be approximately 30 minutes
- Questions and comments from the public are anticipated to be open for approximately 1 hour
- *Note that this event will take place twice: once at 4:00 p.m. and repeated at 6:30 p.m.*

Conduct

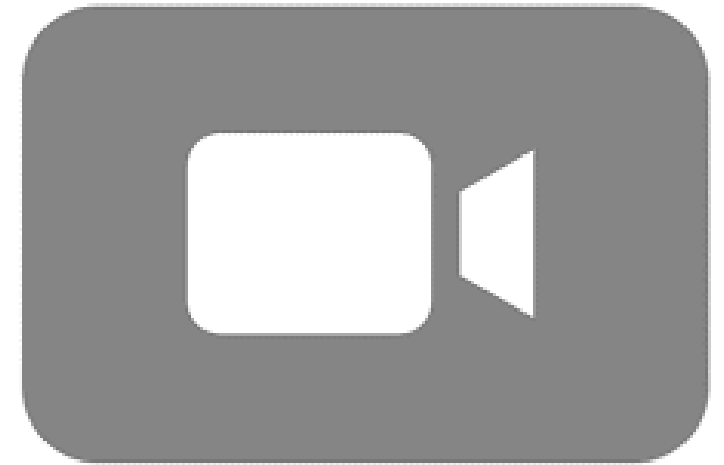
- Raise your hand to ask questions verbally (instructions on how to do so will follow). Or ask your question in the Q&A box.
- Be respectful. The City of Toronto is an inclusive public organization. Discriminatory, prejudicial, racist or otherwise hateful comments and questions will not be tolerated.
- We want to give as many people as possible a chance to speak or ask a question. Please be brief and direct in your comments and questions.

Notice of Recording

Please be aware that **this meeting is being recorded** and personal information, such as your opinions, statements and voice will become part of a public record.

Under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website.

Your registration information will not be disclosed as part of the public record.



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Land Acknowledgment

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

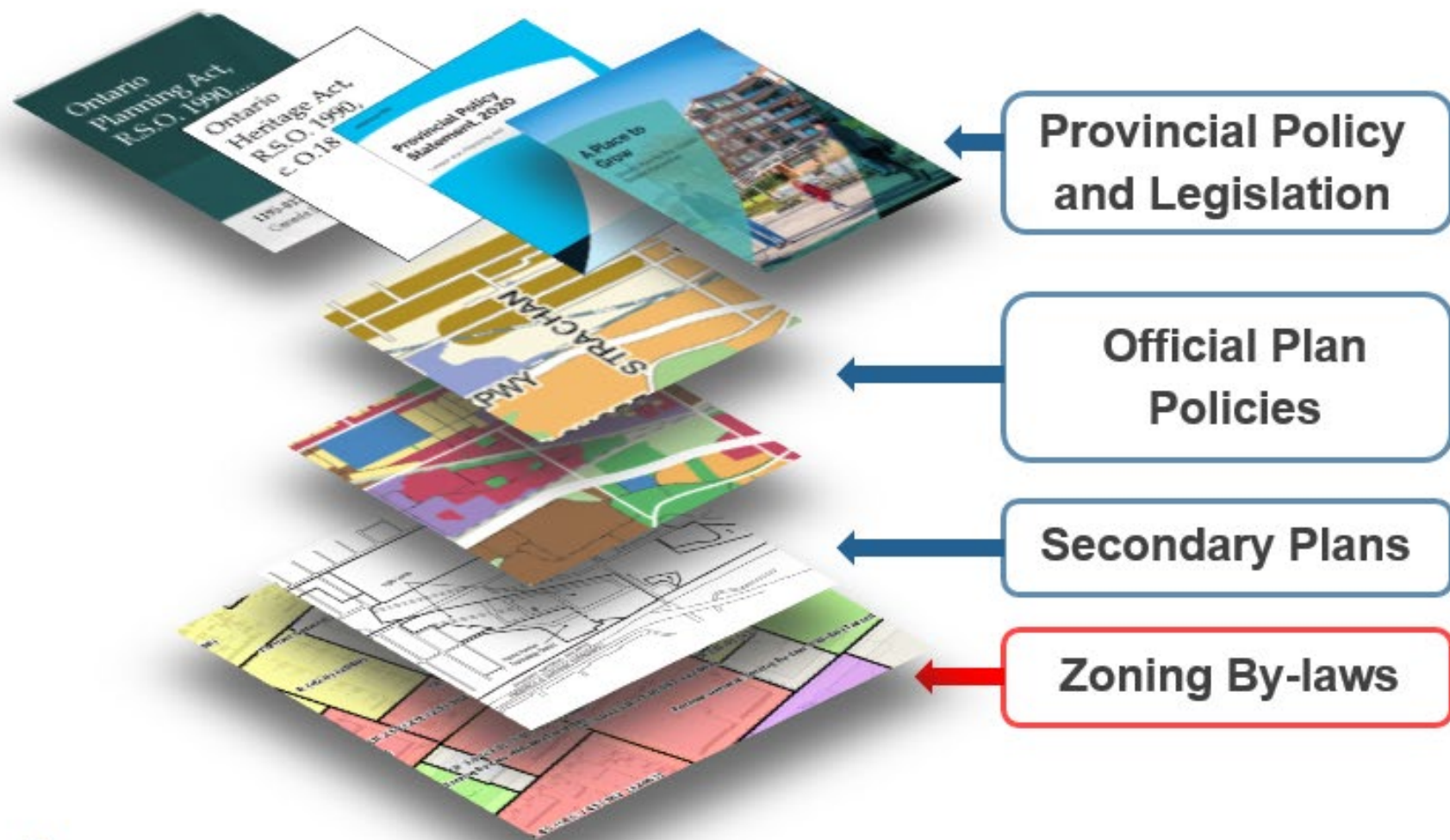


Welcome!



What is zoning?

Planning in Ontario



What is a Zoning By-law?

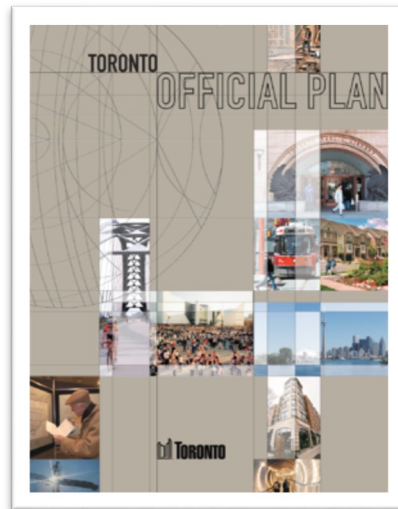
A **zoning by-law** regulates the use of land by:

- Dividing a geographic area into different land use zones
- Controlling the use of land, buildings and structures through:
 - permitted uses and building types
 - height
 - density
 - setbacks from a lot line
 - lot size and dimensions (e.g. lot frontage)
 - parking and loading requirements
 - etc.

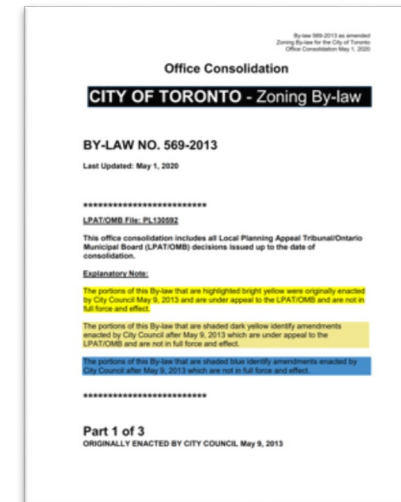
What is a Zoning By-law?

A zoning by-law implements Official Plan policies with specific requirements & standards.

The Official Plan is “the **vision**”



Zoning is “the **precision**”





Why a zoning review & update?

Why a zoning review & update?

- A Plan called the Yonge-Eglinton Secondary Plan (AKA Official Plan Amendment 405) came into force in summer 2019 for the Midtown area. Updating the zoning by-law helps implement the Plan
- The City's Official Plan policy directs a zoning update with a new Secondary Plan

Why a zoning review & update?

- City Council directed staff to do this work
 - July 2018 (PG 31.7): initiate a zoning review & consider holding provisions
 - July 2019 (CC 9.8): complete a zoning by-law to implement the Secondary Plan & ensure adequate existing & planned infrastructure

Why a zoning review & update?

- Updating zoning to provide as-of-right permissions:
 - helps implement the vision of the plan & interprets the plan, including detailed site-specific permissions
 - supports a more efficient evaluation and review process for development applications
 - ensures that the planning framework in Midtown is current and contemporary



What are the key inputs for updating zoning in the area?

Zoning update - inputs

- The vision, objectives & policies of the Yonge-Eglinton Secondary Plan (Official Plan Amendment 405)

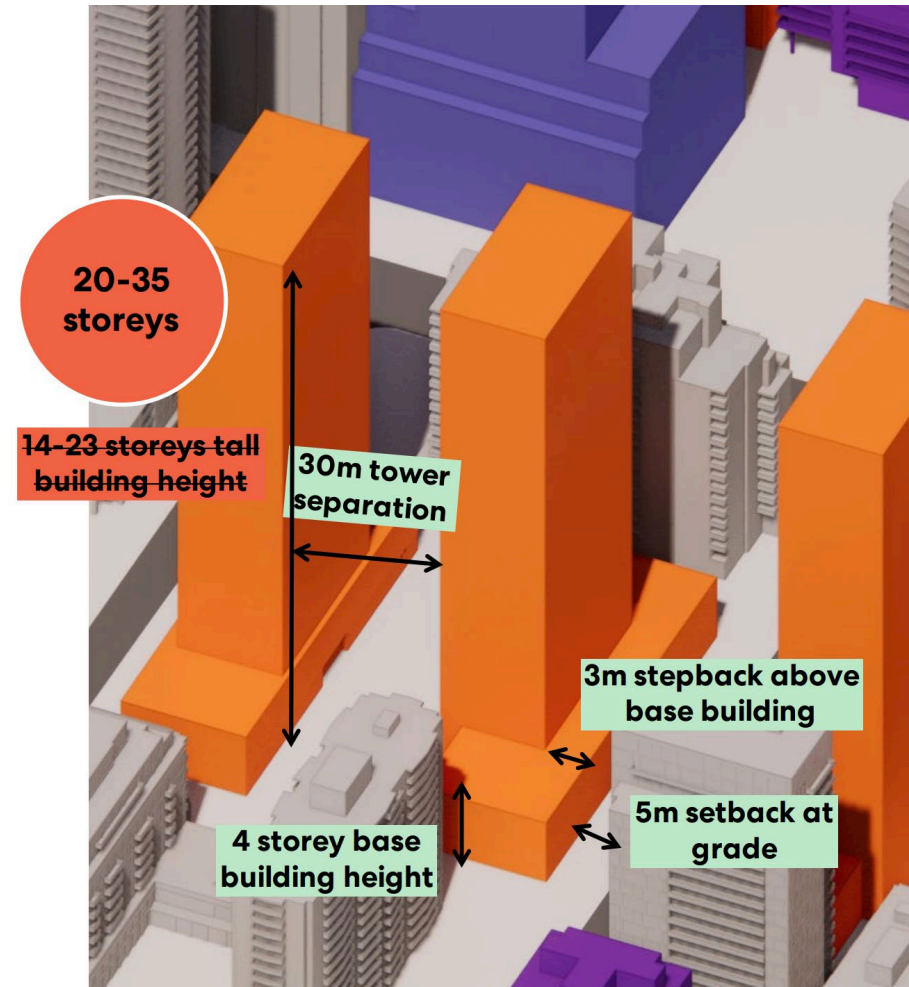
Zoning update - inputs

- A review of the existing zoning in the area, which was completed in 2020



Zoning update - inputs

- Results of a built form study undertaken by an expert consultant, with input from City staff & the public
- Note that this work was needed to respond to changes made to the Secondary Plan by the Province

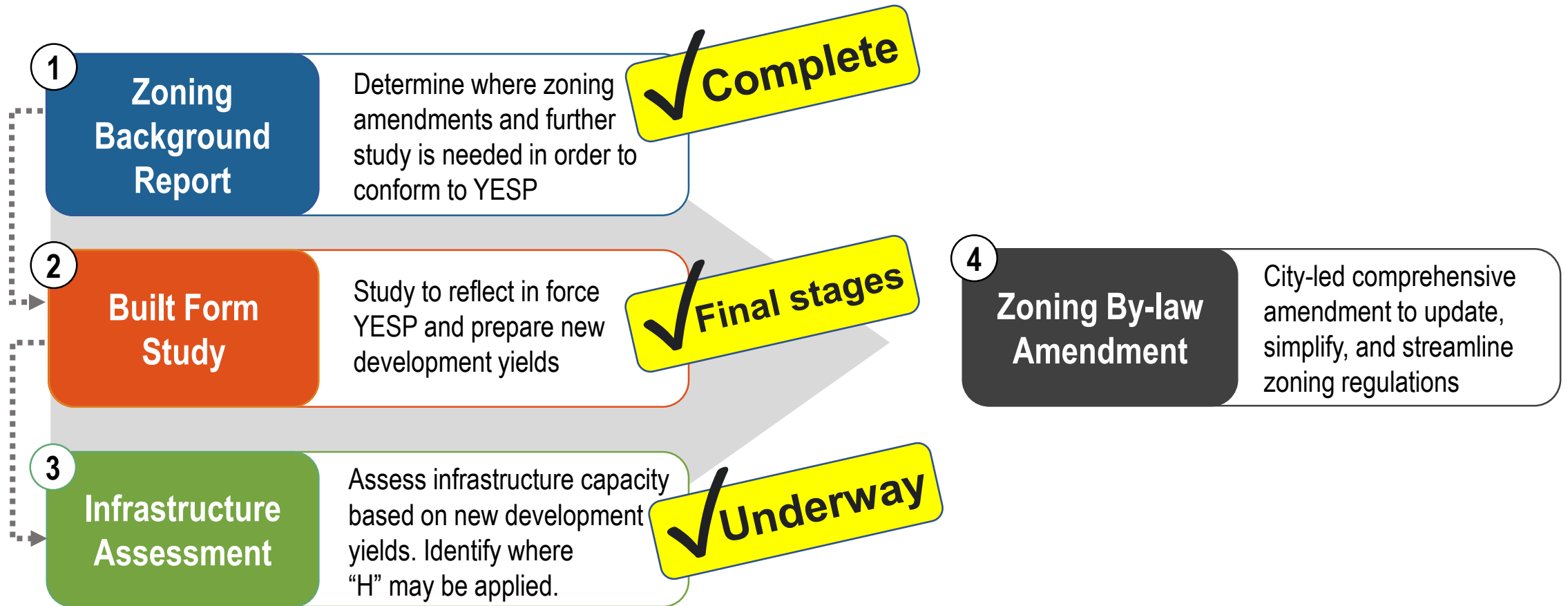


Sample image of the built form analysis work, shown for illustration only

Zoning update - inputs

- The future outcomes of a concurrent Infrastructure Study to help ensure that adequate infrastructure is in place going forward

Midtown Zoning Review





What geographic areas will be considered for updates to zoning?

Midtown's Character Areas

- **A Apartment High Streets**
 - A1 Eglinton Park
 - A2 Mount Pleasant Gateway
 - A3 Eglinton East
 - A4 Mount Pleasant North
- **B Apartment Neighborhoods**
 - B1 Erskine & Keewatin
 - B2 Redpath Park Street Loop
 - B3 Soudan
 - B4 Davisville
- **C Villages**
 - C1 Eglinton Way
 - C2 Yonge Street North
 - C3 Yonge Street South
 - C4 Mount Pleasant South
 - C5 Bayview - Leaside
- **D Cores**
 - D1 Yonge-Eglinton Crossroads
 - D2 Davisville Station
 - D3 Mount Pleasant Station
 - D4 Bayview Focus Area
- **E Special Places**
 - E1 Eglinton Green Line
 - E2 Montgomery Square
 - E3 Henning
 - E4 Davisville Community Street
 - E5 Merton Street



Geographic Area - Exception

- The Chaplin Crescent and Eglinton Avenue West, and Avenue Road and Eglinton Avenue West areas will be examined through a targeted exercise because:
 - Updated zoning was put in place along Eglinton Avenue West in this area relatively recently (2017)
 - Modifications to the Secondary Plan made by the Minister require an increase in population and jobs from a minimum target of 160 people and jobs/hectare to a minimum of 200 people and jobs/hectare

Geographic Area - Exception

- An approach to zoning within these two station areas while achieving the revised minimum targets is yet to be determined
- Potential approaches will be brought forward for feedback
- The Expanding Housing Options in Neighbourhoods (EHON) exercise is underway, and an approach will also be informed by the emerging outcomes of this work



What is the direction & timeline?

Direction & timeline

- Today we are discussing directions for zoning, which we're calling a zoning framework.
- **We would like your input on this framework**
- In November, we will report on the zoning framework, including what we heard from you tonight and by email, phone, letter, social media, or other means of communication

Direction & timeline: 2021



Direction & timeline: 2022

- We anticipate the development of a draft zoning by-law in early 2022
- We will seek public input on the draft zoning by-law
- We will make changes in consideration of what we hear
- A final report with final draft zoning by-law is anticipated in late Spring of 2022

Direction & timeline: 2022





Why develop a framework & not just draft a zoning by-law?

Why a zoning framework:

- We want to engage with you on the framework before we develop the draft zoning by-law. We are trying to make room for feedback earlier.
- Some of the inputs needed for a complete draft zoning by-law are not yet sufficiently complete (e.g. the infrastructure study and built form study).
 - Results suggest a roughly 15% increase in population growth & modest change in job growth resulting from changes to the Secondary Plan by the Province

Why a zoning framework:

- Deciding on a framework in advance helps to ensure more efficient development of a zoning by-law in the future (because decisions on key questions will have been made)



What are the objectives that guide the development of the zoning by-law?

The Challenge

- Zoning is **complex and layered**. The area is subject to 3 comprehensive zoning by-laws and hundreds of exceptions
 - Makes existing zoning challenging to understand and interpret, but also to update
- **Areas of inconsistency** between current zoning and Yonge Eglinton Secondary Plan (YESP) policies
- **Further study** is needed in some areas on height, density, transition, and tower separation in order to interpret and respond to provincial modifications



Objectives

- **1. Implement the intent & purpose of the Secondary Plan**
- **2. Simplify where possible**
 - Avoid or eliminate duplication
 - Avoid adding too many layers
 - Incorporate or reduce prevailing zoning by-laws
 - Avoid re-litigating issues that are at the Tribunal or have been recently decided at the Tribunal

Objectives

- **3. Keep user experience in mind**
 - Consider how the zoning by-law will be used
 - Ensure it is relatively clear and understandable
- **4. Ensure the by-law works for the future, but does not predict the future**
 - Clear regulation on key elements without trying too hard to predict what may happen in the future



How will Planning Staff arrive at a recommended Zoning Framework?

Determining the Public Interest





What is a Holding By-law?

Holding By-laws

- A tool to assist in instances where the intended use and zoning is known for lands, but development should not take place until specific facilities or conditions are met
- Types of conditions must be outlined in an Official Plan. Toronto's Official Plan sets this out in section 5.1.2.
- Some examples of conditions to be satisfied include: soil remediation, floodproofing, construction of a street, or a transportation study

Holding By-laws

- must:
 - be specific
 - bear a reasonable relationship to the development, &
 - provide clear direction on how the provision can be satisfied
- generally can only apply to items that can be delivered by the applicant or City
- should not be used to delay development that otherwise represents good planning

Holding By-laws

- The use of Holding By-laws is being considered through the Midtown Zoning Review and Infrastructure Implementation Strategy
- Other tools the City can use to ensure adequate infrastructure include:
 - Development Review to require technical studies to confirm infrastructure capacity and needs
 - Local Service Guidelines which specify improvements a developer is required to pay for and deliver, primarily on their property
 - Development Charges (DCs), which are used to fund capital programs delivered by the City



The Draft Zoning Framework

Zoning Framework - Basis

- **The zoning by-law will be based on**
 - City wide zoning by-law 569-2013
 - Secondary Plan policies
- **The zoning by-law will also be informed by**
 - Outcomes of the built form study, City Design guidelines, decisions of the Ontario Land Tribunal (OLT), technical and infrastructure analysis, previous work undertaken, etc.
 - Consultation with stakeholders and the public

Zoning Framework – Recent Development

- How will recent development applications be handled?
 - The intent is to bring the entire area under review into the updated zoning by-law
 - Existing development applications will result in site-specific permissions
 - Recently in-force site-specific zoning will continue to apply on a site-specific basis
 - The updated zoning by-law will be drafted stating that recent site specific zoning by-laws will continue to apply

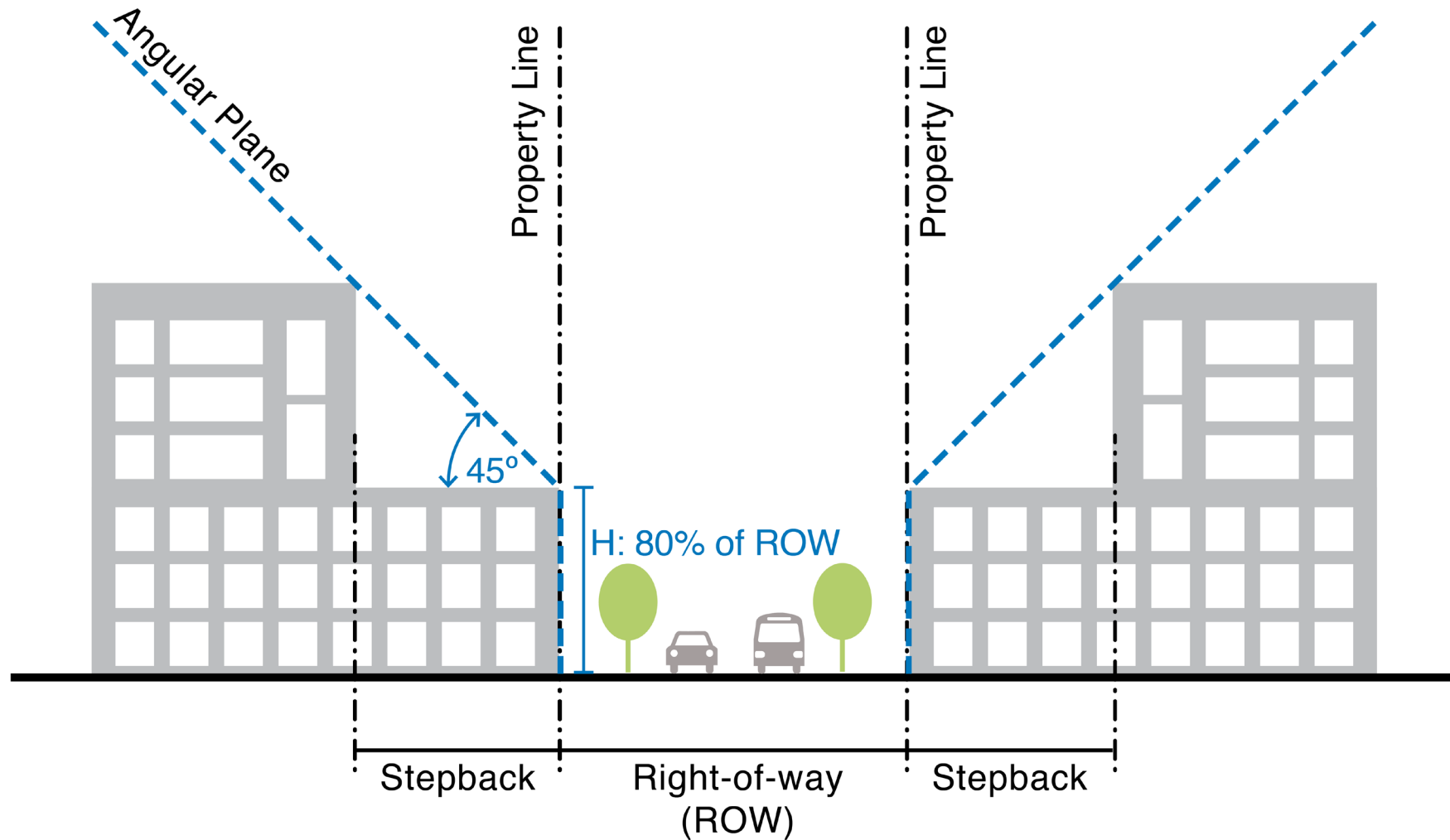
Zoning Framework – Uses of Land

- Uses of land include: residential, office, retail, institutional, etc.
- How will uses be determined in the updated zoning by-law?
 - As per the zoning label in 569-2013, wherever possible
 - Changes will be made to implement the Secondary Plan, such as:
 - Setting a maximum size of retail, and a minimum depth of retail
 - Not permitting single-use residential-only buildings on priority retail streets
 - Defining office uses for the purpose of implementing office replacement policies

Zoning Framework – Building Form

- How will the form of buildings be regulated?
 - Through setbacks, stepbacks, angular planes, height limits, etc.
 - Regulations to break up long buildings at street level
 - Distinguishing between mid-rise and tall buildings
 - The tower portion of tall buildings will also be regulated through maximum floor plate size and by requiring a minimum distance between towers

Zoning Framework – Building Form



Zoning Framework – Building Form

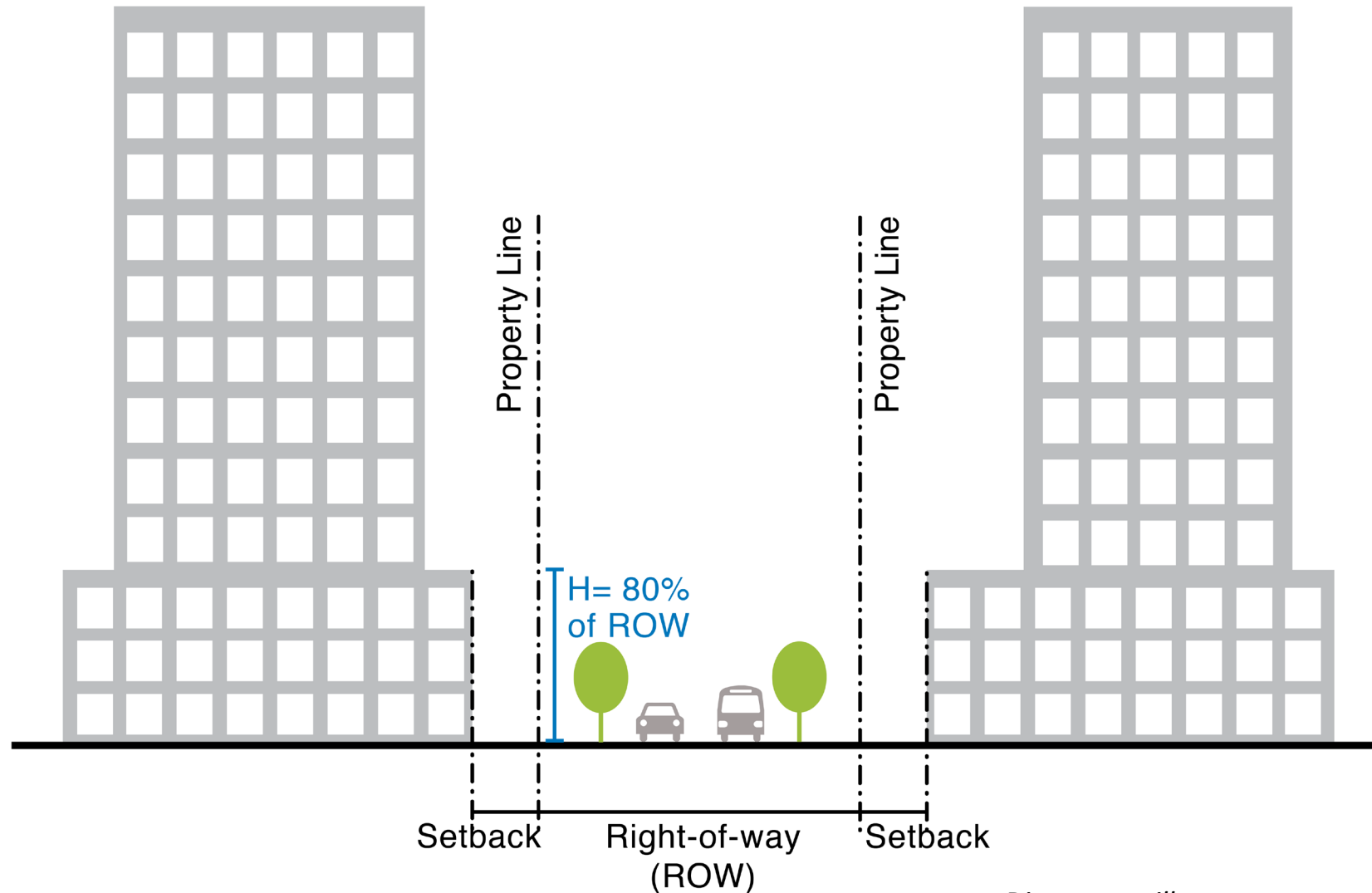


Diagram to illustrate concepts only

Zoning Framework – Building Form

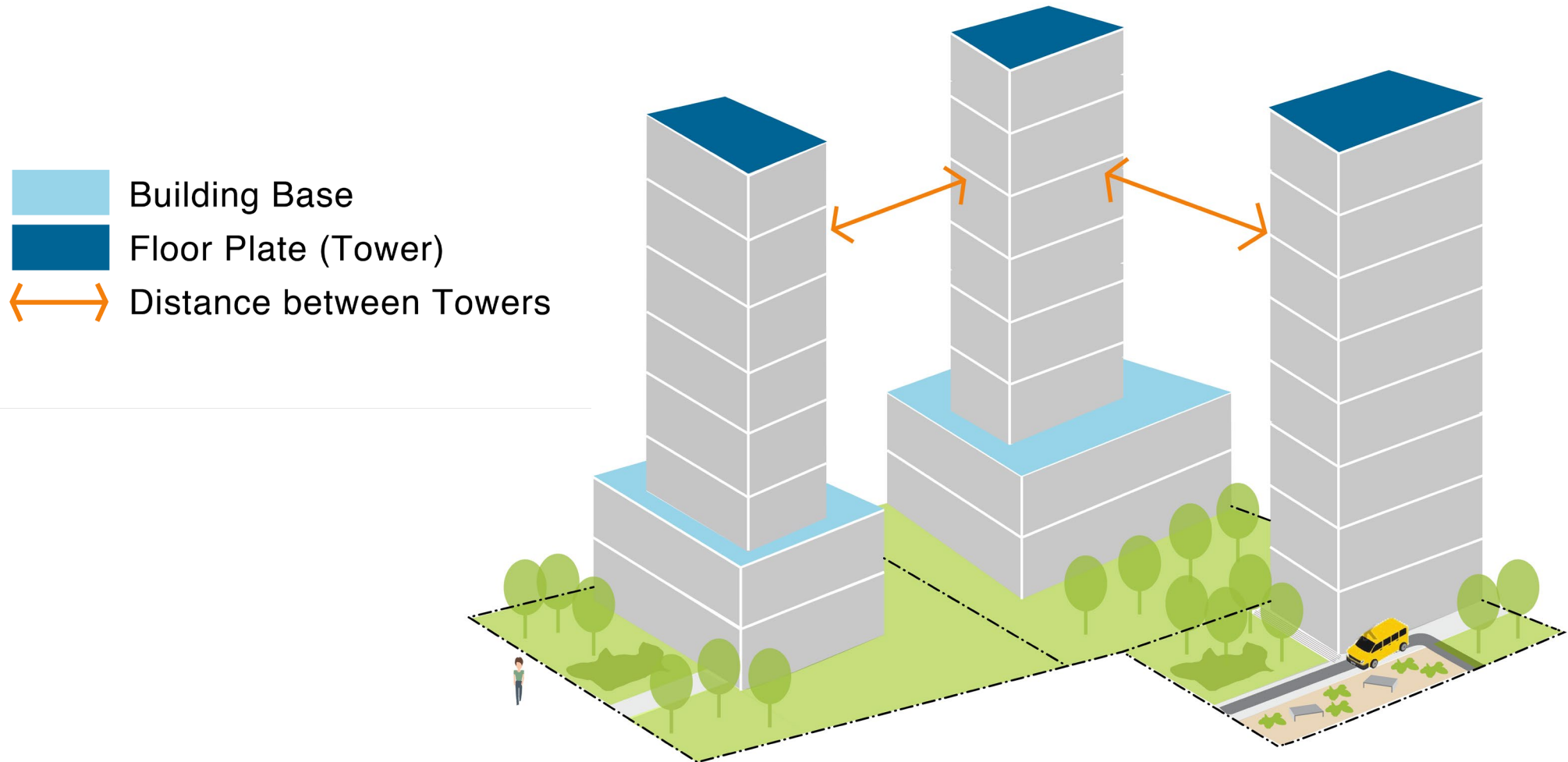


Diagram to illustrate concepts only

Zoning Framework – Building Form

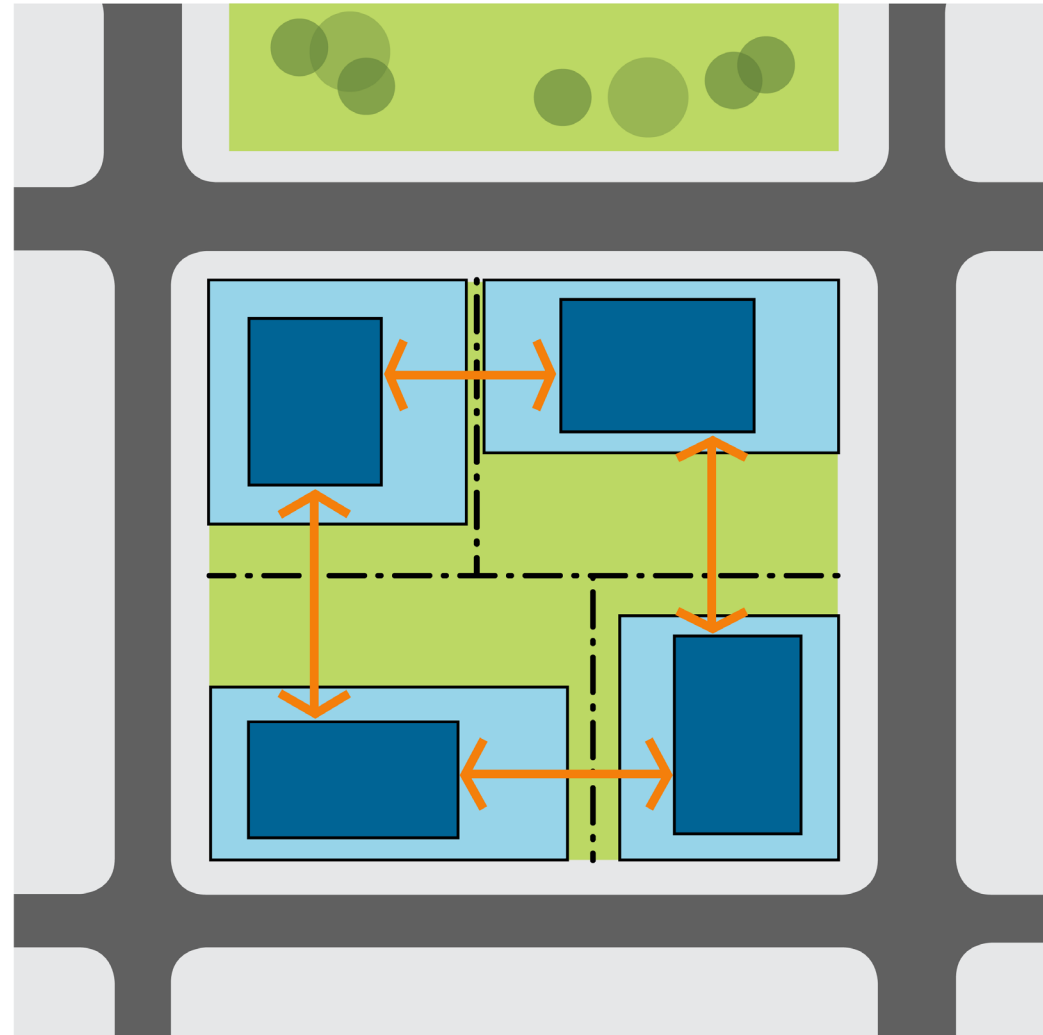
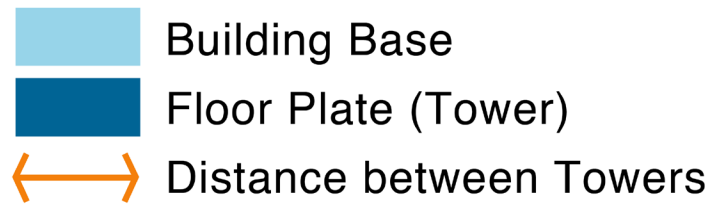


Diagram to illustrate concepts only

Zoning Framework – Building Form



Smaller Floor Plates → More Skyview



Larger Floor Plates → Less Skyview

Zoning Framework – Building Size

- How will building size be regulated?
 - Based on the preceding, the total height and size of a building would be regulated by its form (e.g. height limits, angular planes, setbacks, stepbacks, etc) & will not include maximum floor space index (FSI)
 - Zoning put in place in the Eglinton Way Character Area in 2017 for mid-rise buildings regulates building size this way

Zoning Framework – Minimum Height

- How will minimum height be regulated?
 - The existing 569-2013 zoning by-law requires a minimum height of 10.5 metres & 3 storeys in main street Commercial Residential zones. Where that minimum aligns with the Plan, no change will be made
 - Otherwise, changes will be made to require a minimum of:
 - 2 storeys in Neighbourhoods A & B areas
 - 2 storeys in Apartment Neighbourhoods for certain uses
 - 3 storeys in portions of the Eglinton Park Character Area
 - 4 storeys in all other Character Areas

Zoning Framework – Minimum Height

Areas outlined in red are the Neighbourhoods areas where there will be a minimum 2 storey height limit



Zoning Framework – Retail Ground Floor Minimum Height

- How will the minimum height of retail ground floors in mixed-use buildings be regulated?
 - The existing 569-2013 zoning by-law requires a minimum height of 4.5 metres for ground floors in Commercial Residential zones, but this regulation has been appealed to the Ontario Land Tribunal
 - The Secondary Plan sets out a minimum ground floor retail height of a minimum of 4.5 metres (generally), except where historic character of a block has a lesser height. Through zoning, this will be implemented on a general, rather than site or area specific basis

Zoning Framework – Maximum Height

- How will maximum height be regulated?
 - **Low-rise and mid-rise areas:** as defined in the height overlay map in metres in the existing by-law (amended as necessary), and through built form regulations
 - **Tall building areas:** as defined in the height overlay map in metres in the existing by-law (amended as necessary), and through built form regulations, along with a proposed requirement for a minimum lot size
 - A minimum lot size requirement is proposed to help ensure that tall buildings are only permitted as-of-right on sites that are large enough for them (e.g. lot consolidation may be required)

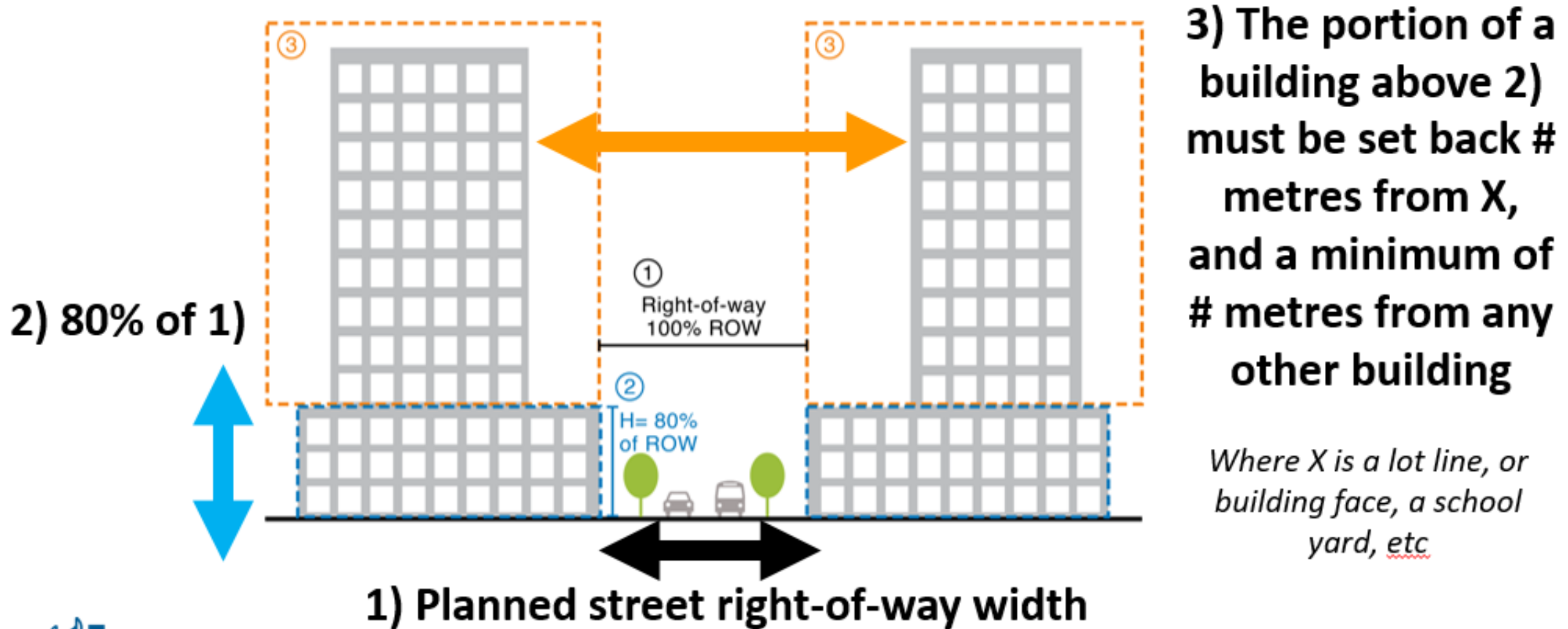
Zoning Framework – Height Transition

- Results of the nearly-complete built form study will help identify heights in metres, height ranges and transition for tall buildings in the Secondary Plan area

Zoning Framework – Tower Separation

- How will a minimum separation between the tower portion of tall buildings be regulated?
 - By defining the maximum height of a base building as related to its adjacent right-of-way width
 - By then defining minimum setbacks on a horizontal plane for any portion of a building above the base building height, including:
 - Setbacks from a lot line
 - Setbacks from any other structure

Zoning Framework – Tower Separation



Zoning Framework – Tower Separation

- “But this will impact the ability to develop a mid-rise building!”
 - Good point. Mid-rise buildings are generally no taller than their adjacent right-of-way width and do not include towers.
 - To account for this, a proposed building with a total height no greater than its adjacent planned right-of-way width (excluding mechanical) will be exempt from the tower separation provisions.

Zoning Framework – Tower Separation

- There are areas where the Plan contemplates a base building of up to 8 storeys: the Yonge-Eglinton Crossroads, Davisville Station, and Eglinton Green Line Character Areas, and Bayview Focus Area
- An exception may be needed in these areas to permit a base building up to 8 storeys

Zoning Framework – Office Replacement

- How will office replacement be regulated?
 - 1) Define “office” for the purposes of office replacement
 - 2) If a site is larger than X square metres or contains a building taller than the adjacent right-of-way width, then office replacement applies
 - 3) If 2) applies then (using data the City already has), the minimum amount of office gross floor area (GFA) will be set on a site-by-site basis, and would be cumulative if sites are consolidated

Zoning Framework – Other Provisions

- A minimum setback for circumstances where an existing building with primary doors and windows faces a new development site. This will help ensure reasonable light and air, and transition between the existing building and new building.
- Regulations to support the transition of Secondary Retail streets from non-retail to retail/commercial in the future, such as a minimum ground floor height

Zoning Framework – Other Provisions

- Some policies of the Secondary Plan that were removed by the Province could appropriately re-introduced through zoning, such as:
 - A minimum amount of landscaped area in apartment neighbourhoods areas
 - Setbacks adjacent to streets
- Additional regulations identified through further study and public consultation



Facilitated Discussion

It's Your Turn!

- Feel free to:
 - ask for clarity on something;
 - ask for more information;
 - provide a comment or suggestion;
 - let us know what you think; and/or
 - or anything else you think we should hear.

Questions and Answers

You may pose a question or make a comment in the Q&A box.

Staff are tracking questions and comments, and endeavour to respond to as many questions and comments as possible.

If you don't get an opportunity to ask your question, please email or call me, and I will respond as soon as I am able.

Verbal questions will be taken after the presentations are complete.

When Providing Feedback:

- Remember that the focus of the conversation is on a zoning by-law that implements the Secondary Plan. We are not contemplating changes to the Secondary Plan.
- This event includes a series of suggestions on a zoning framework from staff. The goal is to ensure that there is a good understanding of the suggestions, and to receive comments on them.
- We will consider changes based on feedback received.

Suggested Questions to Consider:

- Are there items in the zoning framework that are missing?
- Is there a concern, issue or error with respect to any of the items in the framework?
- Are there items that you like or dislike? Why?
- Is there a better way to go about any of the items in the framework?
- Anything else you'd like us to know.

Facilitated Discussion



Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen (or may be elsewhere depending on your device). Use this to ask a Question of the Presenter or panelists through your computer's audio.

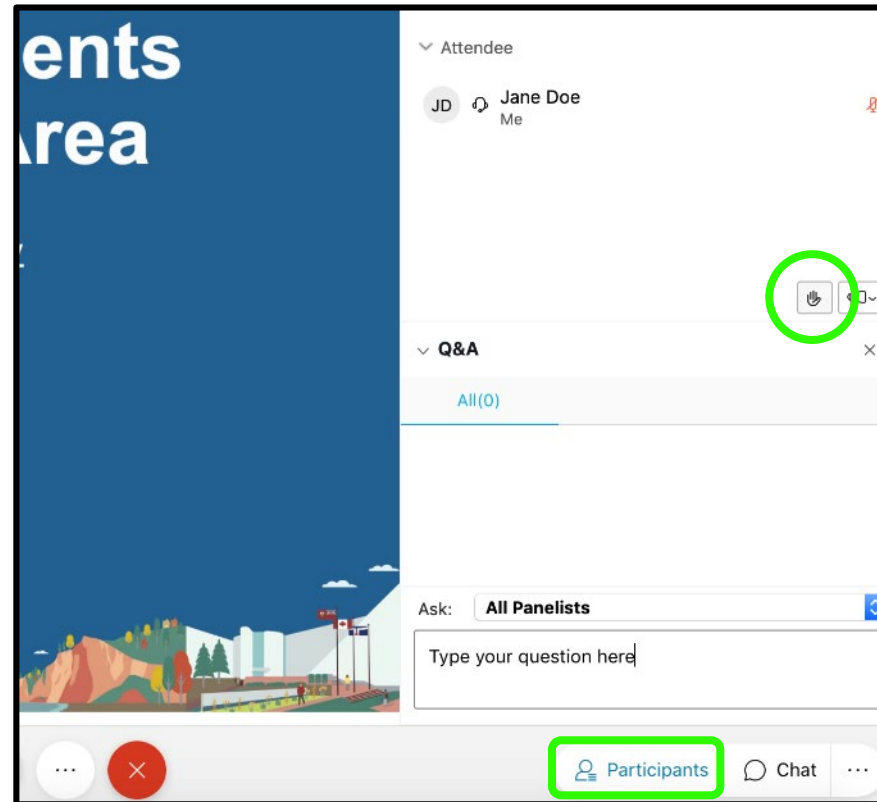
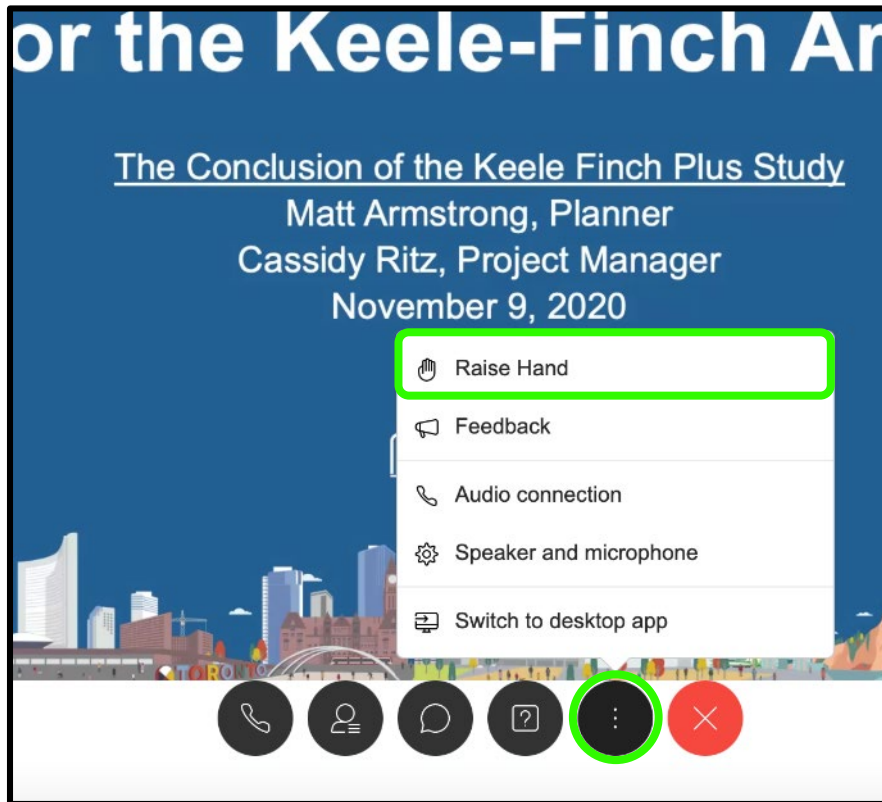
Participants calling in can dial *3 to raise a hand.

Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.

Facilitated Discussion

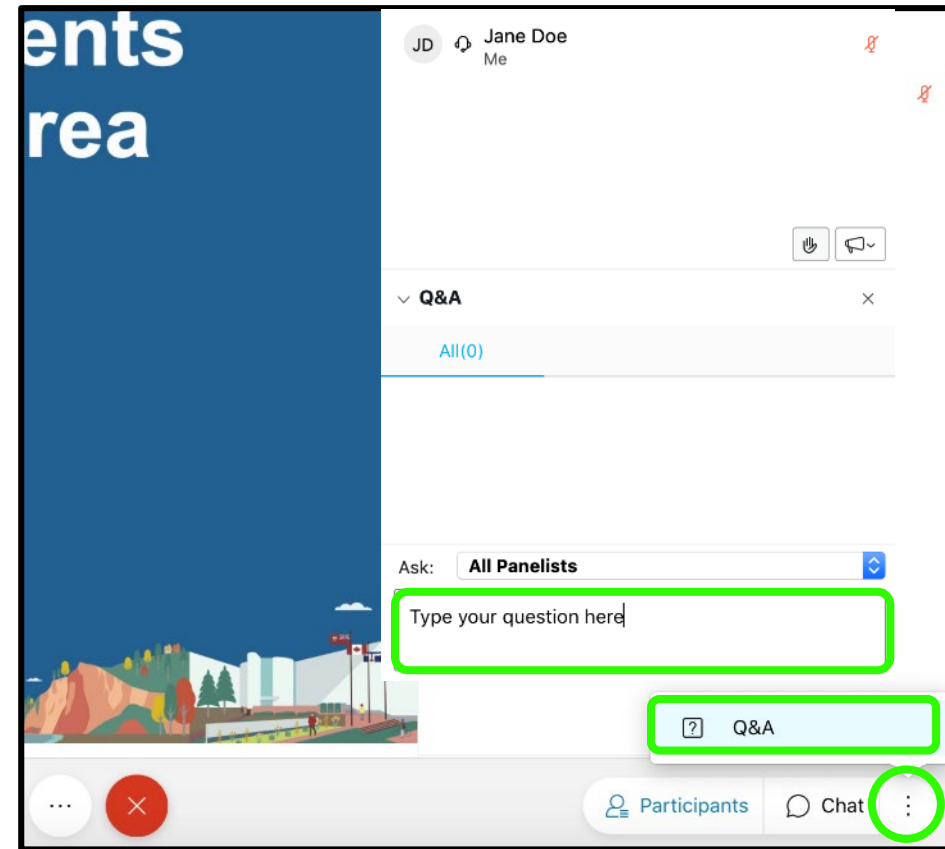
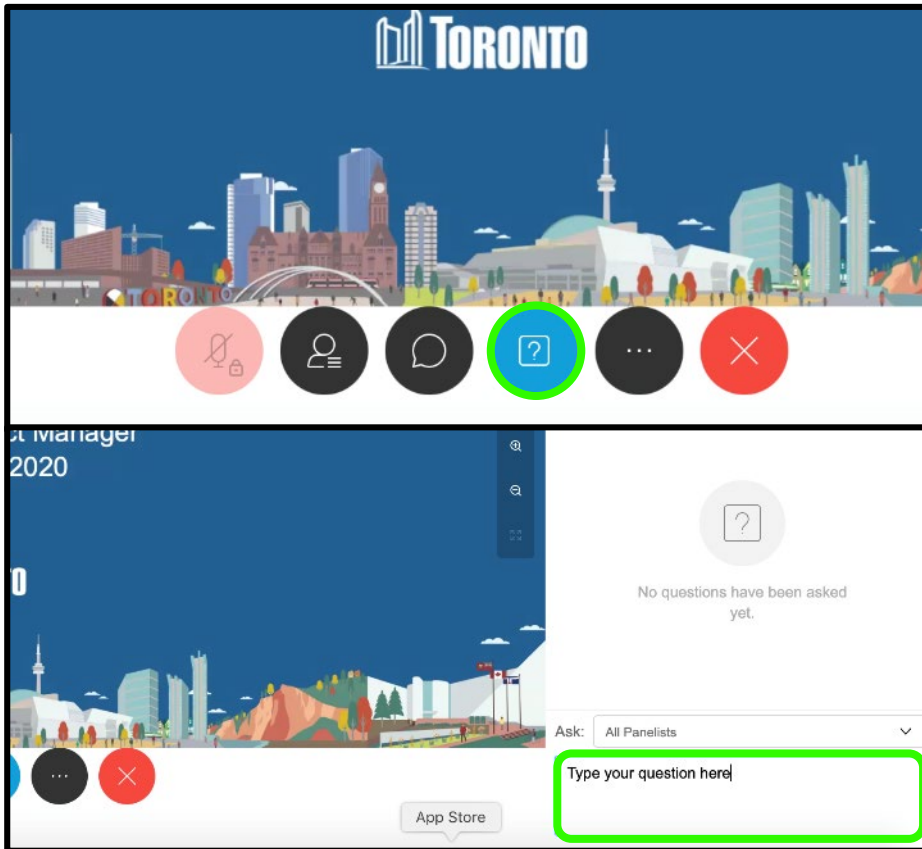
Raise your Hand to Ask a Question



Participants just on the phone or that have **Called-in** can dial ***3** to raise your hand.

Facilitated Discussion

Ask a Question using the Q and A Feature



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@CityPlanTO

Thank you!

Thanks for attending!

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(click on 'Midtown Zoning Review')

[Email: readyssetmidtown@toronto.ca](mailto:readyssetmidtown@toronto.ca)